

August 2, 2006 BZA



REQUEST ANALYSIS
AND
RECOMMENDATION

06AN0320

Douglas R. and Susan S. Sowers

Matoaca Magisterial District
2000 Old Hundred Road

REQUEST: Appeal the decision of the Director of Planning that the applicant does not have a vested right to develop the property contrary to the requirements of the Chesapeake Bay Preservation Act of the County's Zoning Ordinance.

RECOMMENDATION

Staff recommends that this request be deferred sixty (60) days for the following reason:

The applicants' representative has requested a sixty (60) day deferral.

GENERAL INFORMATION

Location:

Property is known as 2000 Old Hundred Road. Tax ID 717-696-8834 (Sheet 9).

Existing Zoning:

C-3

Size:

117.6 acres

Existing Land Use:

Vacant

Adjacent Zoning and Land Use:

North - A; Residential and vacant
South - A; Residential and vacant
East - A; Vacant
West - A and R-12; Residential and vacant

General Plan:

(Upper Swift Creek Plan)

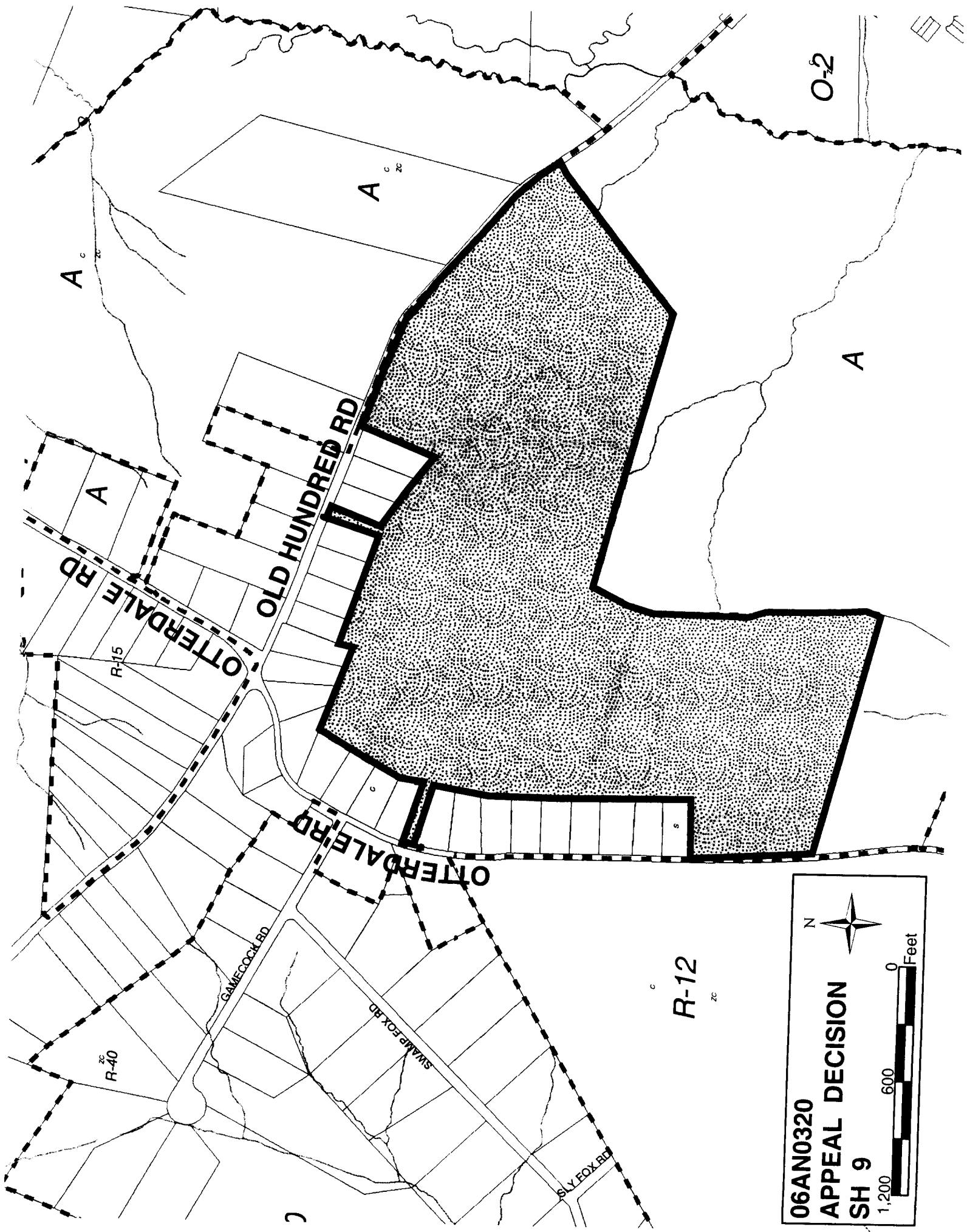
Residential
(2.0 units per acre or less)

DISCUSSION

Staff recommends a sixty (60) day deferral at the applicants' request.

On July 20, 2006, staff received a letter from the applicants' representative requesting a sixty (60) day deferral in order to allow additional time to continue discussions with the County, the outcome of which may render the appeal unnecessary.

The Chesterfield County Attorney's office supports this request for deferral.



06AN0320
APPEAL DECISION
SH 9

1,200
600
0

Feet

N